

THE NOOK



BLENHEIM





AN EXCEPTIONAL FAMILY RESIDENCE, EXUDING STYLE & SOPHISTICATION

NESTLED IN AN ENVIABLE POSITION
WITHIN DORE, THE NOOK IS
FINISHED TO A HIGH STANDARD
THROUGHOUT AND SHOWCASES
TASTEFUL INTERIORS.

This four bedroomed detached residence is truly special; its generous plot, beautiful south-to-west facing gardens and exclusive location all create an exceptional home.





ORANGERY

A sense of airiness is felt throughout the property and welcoming you in is the expansive entrance hall, which connects all of the main living areas.

The centrepiece of the home is undoubtedly the open plan living kitchen, comprising a breakfast kitchen and orangery, with seamless transitions for indoor/outdoor living to the garden and terraces. The impressive breakfast kitchen is extremely well-appointed with a range of integrated AEG appliances and a Bora induction hob, along with a sizeable central island that accommodates space for six chairs. A free-flowing layout leads into the beautiful oak-framed orangery, which overlooks the established gardens. Reception rooms are offered in abundance and include a bright sitting/dining room and a homely lounge featuring a log burner and a sliding aluminium crittall-style door that opens to the rear terrace.

A sophisticated master bedroom suite is located on the first floor, boasting an en-suite bathroom and Velux roof windows that look out onto the green landscapes that surround the property. Two further bedrooms provide ample space for a family, plus a modern family bathroom. Ideal for guests or dependant relatives, positioned on the ground floor is a stylish suite, with a glazed external door that links to the rear of the property and lets plentiful light into this gorgeous bedroom.

Immaculately maintained gardens border two sides of the property, as well as two stone flagged terraces that benefit from the advantageous south-to-west orientation of the home. Perfect for entertaining throughout the summer months and cosy evenings in the winter is the outdoor kitchen, set beneath a roofed timber pergola for maximum comfort and usage, and featuring a barbecuing area. An outbuilding is positioned to one corner of the garden and contains a separate composite decked terrace, a fabulous garden room with a shower room and an adjacent office. From the garden, a gate opens to a pocket of tranquillity; a lovely patio located alongside Blacka Dike.





The property is well located for a host of amenities in Dore and Totley, accessible within a short walk or drive and including restaurants, bars, shops, cafes and public houses. The Crown Inn and The Cricket Inn are a stone's throw away, and there is easy access to a range of countryside walks, such as the Blackmoor Nature Reserve. There are many highly regarded private and state schools within the surrounding areas and excellent rail links are available from Dore and Totley train station for journeys to Manchester, Leeds, York and Nottingham. The property is close to the Peak District border, enabling enjoyment of the scenic trails, villages and landscapes that the National Park has to offer.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, breakfast kitchen, orangery, lounge, sitting/dining room, bedroom 2, bedroom 2 en-suite shower room, under-stairs storage cupboard and utility room.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 3, bedroom 4, family bathroom, storage cupboard 1 and storage cupboard 2.

Outbuildings: Garden room, shower room, office, outdoor kitchen, greenhouse and garden store.

GROUND FLOOR

An oak entrance door with double glazed panels and matching side panels opens to the entrance vestibule.

Entrance Vestibule

Having side facing oak double glazed windows, flush light points and engineered timber flooring with under floor heating. A wide opening leads into the entrance hall.

Entrance Hall

A welcoming entrance hall with a front facing oak double glazed window, pendant light points, recessed lighting, deep skirtings and engineered timber flooring with under floor heating. A range of fitted furniture incorporates cloaks hanging and shelving. Walnut doors open to the living kitchen, lounge, sitting/dining room, bedroom 2 and under-stairs storage cupboard. A sliding barn-style door opens to the utility room.

Living Kitchen

35'8 x 17'1 (10.87m x 5.20m)

An outstanding living kitchen presenting a free-flowing open plan layout that is well-suited to modern family lifestyles.

Breakfast Kitchen

A stunning breakfast kitchen, finished to a high-quality. Having front facing oak double glazed windows with fitted shutters, pendant light points, recessed lighting, an exposed stone wall and engineered timber flooring with under floor heating. A range of fitted base and wall units incorporate a silestone work surface, plus a central island with a work surface, three double cupboards, an inset Blanco 1.5 bowl sink with a chrome mixer tap and a wooden work surface that extends to provide space for six chairs. Appliances include a four-ring Bora induction hob with a downdraft extractor fan, an AEG fan assisted oven, an AEG microwave oven, an AEG dishwasher and an AEG fridge. A sliding barn-style door opens to the lounge. A sliding aluminium door with double glazed panels opens to the right side of the property. A wide opening leads into the orangery.

Orangery

A wonderful oak-framed orangery with an oak double glazed roof lantern and rear and side facing oak double glazed panels. Also having exposed timber beams, wall mounted light points and engineered timber flooring with under floor heating. Double oak doors with double glazed panels open to the rear of the property.

Lounge

16'6 x 13'3 (5.03m x 4.05m)

A beautiful reception room with a flush light point, telephone point, HDMI cabling and engineered timber flooring with under floor heating. The focal point of the room is the log burner with a wooden mantel and a stone surround/hearth. A sliding aluminium crittall-style door with double glazed panels opens to the rear of the property. A sliding barn-style door also opens to the living kitchen.

From the entrance hall, a walnut door opens to the:

Sitting/Dining Room

29'2 x 12'3 (8.90m x 3.73m)

A magnificent reception room that is filled with an abundance of natural light through front facing oak double glazed windows and matching panels, and Velux roof windows. Also having a partially vaulted ceiling, pendant light points, central heating radiators and engineered timber flooring.



ENTRANCE HALL



BREAKFAST KITCHEN



LIVING KITCHEN



BREAKFAST KITCHEN



LIVING KITCHEN



LIVING KITCHEN





LOUNGE



LOUNGE



LOUNGE



SITTING/DINING ROOM



SITTING/DINING ROOM



SITTING/DINING ROOM

GROUND FLOOR CONTINUED

Bedroom 2

13'9 x 11'6 (4.20m x 3.50m)

A stylishly decorated bedroom suite with a pendant light point, central heating radiator and engineered timber flooring. A walnut door opens to the bedroom 2 en-suite shower room. An aluminium crittall-style door with double glazed panels and matching side panels incorporating opening windows provides access to the rear of the property.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a central heating radiator. A suite comprises a wall mounted WC and to one wall is a range of fitted storage, incorporating a tiled work surface and a limestone wash hand basin with a black mixer tap. To one corner is a walk-in shower enclosure with a fitted Grohe rain head shower and an additional hand shower facility. A timber door opens to a built-in cupboard with shelving.

Under-Stairs Storage Cupboard

Having a wall mounted light point and engineered timber flooring.

Utility Room

Having a front facing oak double glazed window with fitted shutters, recessed lighting and tiled flooring with under floor heating. A range of fitted base and wall units incorporate a Corian work surface with upstands, tiled splash backs, under-counter lighting and an inset Franke 1.5 bowl stainless steel sink with a black mixer tap. There is space/provision for a washing machine and a tumble dryer.

From the entrance hall, a staircase with an oak hand rail and wrought iron balustrading rises to the first floor.



BEDROOM 2



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2

FIRST FLOOR

Landing

Having a Velux roof window, pendant light points and a central heating radiator. Walnut doors open to the master bedroom, bedroom 3, bedroom 4 and family bathroom. Two rustic doors open to two storage cupboards.

Master Bedroom

19'8 x 17'2 (6.00m x 5.23m)

A sumptuous master bedroom with Velux roof windows, a rear facing oak double glazed window with fitted shutters, recessed lighting, pendant light points, central heating radiators and a TV/aerial point. A range of fitted furniture by Neville Johnson includes short/long hanging and shelving. A walnut door opens to the master en-suite bathroom. Access can also be gained to eaves storage.

Master En-Suite Bathroom

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, illuminated vanity mirror and a central heating radiator. A suite in white comprises a Laufen low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

17'2 x 14'8 (5.23m x 4.46m)

Another superb double bedroom with Velux roof windows, a rear facing oak double glazed window with fitted shutters and a feature side facing stained glass circular panel depicting an owl. Also having a pendant light point, recessed lighting and central heating radiators. To one wall is a range of fitted furniture by Neville Johnson, incorporating short hanging, shelving and drawers. Access can be gained to eaves storage.

Bedroom 4

9'10 x 8'6 (3.00m x 2.60m)

Having a Velux roof window, pendant light point, central heating radiator and engineered timber flooring. Access can be gained to eaves storage.

Family Bathroom

A modern family bathroom that is fully tiled and has a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail, mirrored illuminated cabinet and a shaver point. A Laufen suite in white comprises a low-level WC and a wall mounted WC with a chrome mixer tap. Also having a large double-ended bath with a chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Storage Cupboard 1

Having a wall mounted light point and a central heating radiator.

Storage Cupboard 2

Having a wall mounted light point.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 3



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM

EXTERIOR & GARDENS

From Old Hay Lane, an electric gate opens to a private lane which The Nook has a right of access over. A set of oak gates open to the front of The Nook, where there is a stone flagged/resin driveway that provides parking for several vehicles. The driveway has exterior lighting and well-stocked, established borders containing mature trees and shrubs. Access can be gained to the main entrance door and another timber vehicular gate opens to the private lane.

To the right side of the property is a stone flagged patio with exterior lighting and providing access to the breakfast kitchen. Beyond the terrace is a garden that is mainly laid to lawn and wraps around to the rear. A stone flagged path leads to one corner of the garden, where there is a composite decked terrace with a water tap. Access can be gained to the outbuilding that contains the garden room, shower room and office.

Garden Room

18'4 x 10'2 (5.60m x 3.10m)

A versatile garden room with rear facing UPVC double glazed windows, pendant light point, recessed lighting, Mitsubishi air conditioning unit and engineered timber flooring. Timber doors open to the shower room and office. Double UPVC doors with double glazed panels also open to the composite decked terrace.

Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting and fitted shelving. A suite in white comprises a Laufen low-level WC and a pedestal wash hand basin with a mixer tap and a tiled splash back. A shower enclosure incorporates a fitted Mira shower and a glazed screen/door.

Office

9'6 x 6'7 (2.90m x 2.00m)

Having a rear facing UPVC double glazed window and recessed lighting.

From the garden, a timber pedestrian gate opens to a seating area alongside Blacka Dike, with stone steps leading down to the water.

The garden wraps around from the right side of the home to the rear, and contains beautifully planted borders with mature trees, fruit trees including apple and pear, shrubs and flowers. There is also a timber sleeper planting bed that adds plenty of colour to the garden with its variety of shrubs, plants and an apple tree. To one side of the garden is the outdoor kitchen.

Outdoor Kitchen

17'5 x 9'2 (5.30m x 2.80m)

A perfect place for relaxing and entertaining, the outdoor kitchen has a stone flagged terrace and a roofed timber pergola with a patio heater, external power points and a fitted barbecuing area with a tiled surface and storage beneath.

From the garden and outdoor kitchen, steps rise to a further stone flagged terrace that runs along the rear elevation and has ample space for comfortable seating and exterior lighting. Access can be gained to the orangery, lounge and bedroom 2. A stone flagged path with a water tap and an external power point continues to a greenhouse and garden store. The path is also where the oil-fired boiler is situated.

Greenhouse

A metal-framed greenhouse with double sliding doors and three opening windows.

Garden Store

10'6 x 7'7 (3.20m x 2.40m)

Having a rear facing UPVC double glazed panel and a UPVC entrance door. Access can be gained to a loft space.

At the bottom of the garden, an opening leads to a stepping stone path between the trees, which leads to an area that is ideal for storage.







OUTDOOR KITCHEN





GARDEN ROOM





OUTDOOR KITCHEN

OUTBUILDING

GROUND FLOOR

Ground Floor Approximate Floor Area (Incl. Garden Store):
1787 SQ.FT. (166 SQ.M)

Total Approximate Floor Area:
2771 SQ.FT. (257.4 SQ.M)



FIRST FLOOR & OUTBUILDING

Approximate Floor Area:
984 SQ.FT. (91.4 SQ.M)

Outbuilding Approximate Floor Area:
356 SQ.FT. (33.1 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 3	SQFT (HOUSE / OUTBUILDING) 2,771 / 356
TENURE Freehold	COUNCIL TAX F

Services

Oil, mains electricity and mains water. The drainage is connected to a septic tank. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access & Shared Access

The private lane is owned by a neighbouring property and The Nook has a right of access over it.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is deemed medium from rivers and the sea by the Government flood risk checker, however the property does not have a history of flooding. The risk from surface water flooding is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

THE NOOK

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Viewing strictly by appointment with
our consultant on: 0114 358 2020

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